

176.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

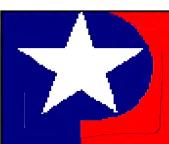
702,700 / 702,700

USE VALUE:

702,700 / 702,700

ASSESSED:

702,700 / 702,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		HIBBERT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VOGAN DAVID A--ETAL	
Owner 2: CORMAN LOIS	
Owner 3:	
Street 1: 57 HIBBERT STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
8/9/2011 826 Porch 33,145
10/22/2010 2179 New Wind 6,650
4/2/2004 234 Redo Bat 18,000 C
8/6/2003 646 Manual 18,000 C
8/11/2000 646 Re-Roof 2,300

ACTIVITY INFORMATION
8/15/2018 Inspected BS Barbara S
7/9/2018 MEAS&NOTICE BS Barbara S
4/19/2012 Info Fm Plan BR B Rossignol
11/7/2008 Meas/Inspect 345 PATRIOT
2/24/2005 Permit Visit BR B Rossignol
4/18/2000 Inspected 276 PATRIOT
12/20/1999 Mailer Sent
12/14/1999 Measured 276 PATRIOT
7/16/1993 AJS

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 3600 Sq. Ft. Site 0 70. 1.47 6

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101 3600.000 333,100	369,600	702,700
Total Card 0.083 333,100	369,600	702,700
Total Parcel 0.083 333,100	369,600	702,700
Source: Market Adj Cost	Total Value per SQ unit /Card: 487.99	/Parcel: 487.99
	Entered Lot Size	
	Total Land:	
	Land Unit Type:	

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS.													
Sty Ht: 2	2 - Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 4	- Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C	- Average			CONDOS INFORMATION				Lvl 2													
Year Blt: 1948				Location:				Lvl 1													
Alt LUC:				Total Units:				Lower													
Jurisdct: G12				Floor:				REMODELING				RES BREAKDOWN									
Const Mod:				% Own:				Exterior:		No Unit	RMS	BRS	FL								
Lump Sum Adj:				Name:				Interior:		1	6	3									
INTERIOR INFORMATION				Phys Cond: GV	- Good-VG	10.	%	Additions:													
Avg Ht/FL: STD				Functional:		%		Kitchen:													
Prim Int Wal	2	- Plaster		Economic:		%		Baths: 2004													
Sec Int Wall:		%		Special:		%		Plumbing:													
Partition: T	- Typical			Override:		%		Electric:													
Prim Floors: 4	- Carpet			Total: 10.8 %				Heating:													
Sec Floors: 6	- Ceramic Tile	30	%	CALC SUMMARY				General:													
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				COMPARABLE SALES													
Subfloor:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 1				Const Adj.: 0.98598063																	
Electric: 3	- Typical			Adj \$ / SQ: 173.040																	
Insulation: 2	- Typical			Other Features: 73015																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000																	
Heat Type: 3	- Forced H/W			NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 373400																	
Solar HW: Yes	Central Vac: NO			Depreciation: 40327																	
% Com Wal		% Sprinkled		Depreciated Total: 333073																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0001-0009.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc					